



Searson Close, Tallington

 **NEWTON FALLOWELL**

Key Features

- Immaculately Presented Stone Built Family Home
- Landscaped Gardens with Field Views
- Four Double Bedrooms with Two En-Suites
- Highly Sought After Location
- Multiple Ground Floor Reception Rooms
- Ample Off-Road Parking and Single Garage
- Smart & Secure Home with Nest Doorbell, Alarm System & LED Lighting
- Generous Storage Including Boarded Loft, Garage Roof Storage & Gated Side
- Enhanced Outdoor Living with External Lighting, Power Points & Feature Garden

£675,000





Newton Fallowell are delighted to present this impressive stone built detached family home, combining striking architectural features with high-quality modern finishes and thoughtful modern upgrades throughout. Occupying a private yet convenient position within this highly regarded village, the property offers generous and versatile living accommodation, four double bedrooms, and beautifully designed spaces ideal for both family life and entertaining. An internal viewing is essential to fully appreciate the scale, light, character, and specification on offer.

The property is entered via a stunning reception hall, where full-height windows create an immediate sense of space and flood the area with natural light. From here, there is access to a cloakroom, coats cupboard, and the main kitchen area, while a bespoke staircase rises to the galleried first-floor landing. The home benefits from LED spotlights throughout, a Nest doorbell, a full alarm system, and external lighting to both the front and rear.

The dual-aspect lounge is a particularly attractive room, featuring a solid wooden floor, full-length picture window, French doors opening onto the rear garden, and a striking stone fireplace with log burner, creating a warm and inviting atmosphere.

The heart of the home is the expansive kitchen/breakfast/family room, finished to a high standard with granite work surfaces, a SMEG range cooker with matching extractor, integrated fridge freezer and dishwasher, and a central breakfast bar. Patio doors provide direct access to the garden, making this an ideal space for both everyday living and entertaining. A separate utility room with matching granite worktops offers additional storage and space for laundry appliances. For more formal occasions, there is a dedicated dining room, while the adjoining bar/snug with bespoke cabinetry provides a stylish and sociable space for hosting.



To the first floor, the galleried landing leads to four well-proportioned double bedrooms. The principal suite enjoys a striking floor-to-ceiling feature window, fitted wardrobes, dressing table, and a luxurious en-suite bathroom with both a separate shower and bath. A second double bedroom also benefits from its own en-suite, featuring a double shower, while the remaining two bedrooms are served by the family bathroom. The loft is mostly boarded and benefits from a fitted loft ladder.

Externally, the property is approached via a block-paved driveway providing off-road parking and access to a single garage with electric door and additional roof storage. A side gated passage provides discreet access for bins, a log store, and two sheds. To the rear, the landscaped garden offers a combination of patio seating areas and lawn, enhanced by a charming lamp post light, external power points, and lighting, creating an attractive and functional outdoor space for all seasons.



Entrance Hall 4.17m x 3.35m (13'8" x 11'0")

Lounge 7.75m x 3.53m (25'5" x 11'7")

Kitchen Diner 6.93m x 4.17m (22'8" x 13'8")

Utility Room 1.75m x 1.55m (5'8" x 5'1")



Dining Room 4.24m x 2.46m (13'11" x 8'1")

Bar/Snug 5.83m x 2.57m (19'1" x 8'5")

Bedroom One 5.79m x 3.07m (19'0" x 10'1")

En-suite 2.51m x 1.85m (8'2" x 6'1")



Bedroom Two 2.77m x 3.66m (9'1" x 12'0")

En-suite 2.51m x 1.85m (8'2" x 6'1")

Bedroom Three 3.66m x 3.56m (12'0" x 11'8")

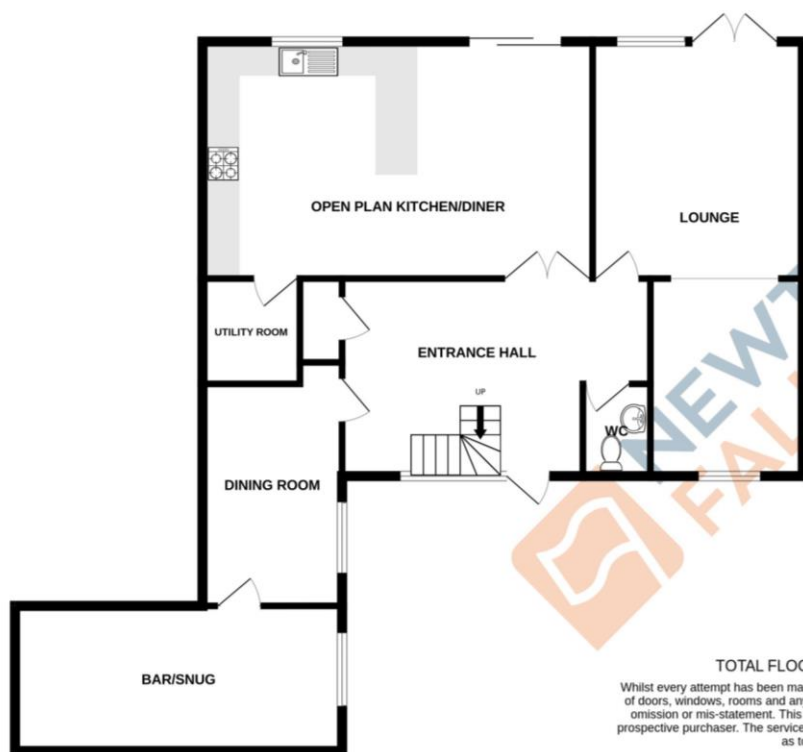
Bedroom Four 2.79m x 3.94m (9'2" x 12'11")

Bathroom 2.03m x 2.74m (6'8" x 9'0")





GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2091 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.